

EXHIBIT "A"

Project: 0900002
Key No.: 79-07-17-326-007.000-026
Parcel: 6 Temporary Right of Way for Drive Construction

A part of the West Half of Section 17, Township 23 North, Range 4 West, Tippecanoe County, Indiana, and also being a part of Lot I as shown in the survey recorded in Surveyor's Record Book B, page 332, in the Office of the Recorder of Tippecanoe County, Indiana, described as follows: Commencing at the northwest corner of said Lot I; thence South 88 degrees 49 minutes 04 seconds East 62.15 feet along the north line of said Lot I to the west boundary of S.R. 443 (Happy Hollow Road); thence along the boundary of said S.R. 443 Southerly 52.10 feet along an arc to the right and having a radius of 3,779.72 feet and subtended by a long chord having a bearing of South 3 degrees 23 minutes 20 seconds West and a length of 52.09 feet to the point of beginning of this description: thence along said boundary Southerly 54.32 feet along an arc to the right and having a radius of 3,779.72 feet and subtended by a long chord having a bearing of South 4 degrees 11 minutes 44 seconds West and a length of 54.32 feet; thence North 85 degrees 05 minutes 18 seconds West 19.81 feet; thence North 4 degrees 27 minutes 41 seconds East 54.01 feet; thence South 85 degrees 59 minutes 19 seconds East 19.56 feet to the point of beginning and containing 0.025 acres, more or less.

This description was prepared for The City of West Lafayette, Indiana by Timothy J. Coomes, Indiana Registered Land Surveyor, License Number 20600004, on the 30th day of SEPTEMBER, 2013.



EXHIBIT "A"

Project: 0900002
Key No.: 79-07-17-326-006.000-026
Parcel: 6A Temporary Right of Way for Grading

A part of the Northeast Quarter of the Southwest Quarter of Section 17, Township 23 North, Range 4 West, Tippecanoe County, Indiana, and also being a part of Lot K as shown in the survey recorded in Surveyor's Record Book B, page 332, in the Office of the Recorder of Tippecanoe County, Indiana, described as follows: Beginning at the northeast corner of Lot 2 in Taylor-Fondren Subdivision, the plat of which is recorded in Plat Cabinet A, Slide A-172, in the Office of the Recorder of Tippecanoe County, Indiana, which point is also on the southwestern boundary of S.R. 443 (Happy Hollow Road); thence North 89 degrees 21 minutes 53 seconds West 11.76 feet along the north line of said Lot 2; thence North 46 degrees 02 minutes 25 seconds East 8.33 feet to the southwestern boundary of said S.R. 443; thence South 44 degrees 17 minutes 03 seconds East 8.26 feet along the boundary of said S.R. 443 to the point of beginning and containing 0.001 acres, more or less.

This description was prepared for The City of West Lafayette, Indiana by Timothy J. Coomes, Indiana Registered Land Surveyor, License Number 20600004, on the 30th day of SEPTEMBER, 2013.



AREA COMPUTATIONS

PAR.: 6

PROJECT: 0900002

Sheet 1 of 1

By: R.P. KORNAUS Date: 9/25/2013

Chk'd. By: *T.J. Coomes*

CODE:

Date: *9/30/13*

TITLE AREAS	EXCEPTIONS
D.R. 238, PG. 483 = <u>UNKNOWN</u> AC	_____ = _____
D.R. 286, PG. 106 = <u>0.960</u> AC	_____ = _____
_____ = _____	_____ = _____
_____ = _____	_____ = _____
_____ = _____	_____ = _____
_____ = _____	_____ = _____
SUBTOTALS AREAS = <u>UNKNOWN</u> AC	
LESS TOTAL EXCEPTIONS = _____	TOTAL EXCEPTIONS = _____
TOTAL AREA = <u>UNKNOWN</u> AC	

EXISTING R/W -- CALCULATIONS		
HAPPY HOLLOW RD.		UNKNOWN AC
& S.R. 43		
TOTAL R/W EXISTING		= UNKNOWN AC

PARCEL	FEE SIMPLE AREAS

F.S.= _____

PARCEL	EXCESS LAND AREAS

E.L.= _____

F.S.+E.L.=TOTAL F.S.= _____

PARCEL	PERM. ESM'T AREAS

TOTAL P.E.= _____

PARCEL	TEMP. R/W AREAS
6	0.025 AC
6A	0.001 AC

TOTAL AREA	=	UNKNOWN AC
R/W EXISTING	=	UNKNOWN AC
NET TOTAL AREA	=	UNKNOWN AC
TOTAL F.S. AREA	=	----- AC
TOTAL P.E. AREA	=	-----
TOTAL RESIDUE AREA	=	UNKNOWN AC
RESIDUE "A"	=	UNKNOWN AC
RESIDUE "B"	=	_____
RESIDUE "C"	=	_____
RESIDUE "D"	=	_____
RESIDUE "E"	=	_____

Revised By: _____ Date: _____

DOCUMENTATION:

Project: 0900002

Parcel: 6

Date: 9-26-13

Existing R/W (S.R. 443 (Happy Hollow Rd.)):

The existing right of way for S.R. 443 (Happy Hollow Road) was taken from Deed Record 257, page 337 and Deed Record 257, page 351 reference INDOT Project No. 772.



United Consulting

Section 17, T23N,
Wabash Townsh
Tippecanoe County

SH. 20F2

PAR. 6

P.I. Sta. 23+83.33 Line "C-PR"
 $\Delta = 658'04"$ Lt.

CURVE DATA

P.I. Sta. 23+83.33 Line "C-PR"
 $\Delta = 658'04"$ Lt.
 $R = 3500.00'$
 $T = 213.06'$
 $L = 425.64'$
 $E = 6.48'$
 $SE = N.C.$

15+68.82 "C"

APPROXIMATE LOCATION OF THE
NORTH LINE OF LOT 7 DEPICTED IN
T.C.S. REC. BK. "B", PG. 332

APPR
NORTH
IN T.C.

CATHERWOOD GARDENS PLANNED DEVELOPMENT
PHASE TWO

P.C. 11, PG. 292, INST. #05-15292

ZERO 7, L.L.C.
CORPORATE DEED
INST. #05-17222

APPROXIMATE LOCATION OF THE
NW. CORNER OF LOT 7 DEPICTED
IN T.C.S. REC. BK. "B", PG. 332

ST LAFAYETTE
ITY DEED
PG. 483

TEMP. DR.
CONSTR.

P.C. Sta. 21+70.24 Line "C-PR"

P.O.T. 20+71.07 "C-PR"

P.T. Sta. 18+67.14 Line "C-PR"

CATHERWOOD DRIVE

DAMIAN J. & ALISON ALLEN
COMPANY WARRANTY DEED
INST. #200909005919

YI-JEN LEE & JIU-KANG-HE
COMPANY WARRANTY DEED
INST. #201010001257

LOT 11
ZERO 7, L.L.C.
CORPORATE DEED
INST. #05-17222

LOT 12

LOT 13

CATHERWOOD GARDENS PLANNED DEVELOPMENT
PHASE TWO
P.C. 11, PG. 292, INST.

ZERO 7, L.L.C.
CORPORATE DEED
INST. #05-10543

LOT 8

LOT 15

1B
ELIMATED

10+00

SR 443

Happy Hollow Rd.

00+01

00+51

SH. 1 of 2

LOT 1

LOT 2

 $5+00$

LOT 1

$$\frac{\text{P.O.T. } 9+90.68 \text{ "C-PR"}}{\text{P.O.T. } 51+90.76 \text{ Line "PRA"}}$$

HAPPY HOLLOW ROAD
(S.R. 443)

N 44° 17' 03" W
N 43° 57' 35" W

R/W GRANT
BK. 257, PG. 4

PNT

V STREET
OPENED)

RIVER ROAD |
(S.R. 43)

STATE OF INDIANA - WARD 1

 $50 + 00$

LOT 6

007

PROJECT No.: 0900002
DES. No.: 0900002
HAPPY HOLLOW ROAD (S.R. 443)
TIPPECANOE COUNTY

PARCEL - 6

List Points Report

PointNo.	Northing(Y)	Easting(X)	Elev(Z)	Description
1121	90147.0353	3935.0026	0.000000	
1122	90092.8615	3931.0285	0.000000	
1123	90094.5577	3911.2899	0.000000	
1124	90148.4035	3915.4913	0.000000	
1125	90200.3211	3875.9443	0.000000	
1126	90199.0388	3938.0821	0.000000	
1180	89177.4335	4095.2492	0.0000	
1181	89183.2138	4101.2434	0.0000	
1182	89177.3030	4107.0082	0.0000	

LINE "C-PR"

Starting Station: 9+90.68
Centerline Polyline Starting Point: N: 88991.637 E: 4333.530

Pt#	Station	Offset	Description
1121	22+80.00	L43.44	
1122	22+25.00	L43.19	
1123	22+25.00	L63.00	
1124	22+80.00	L63.00	
1125	23+30.55	L105.73	
1126	23+32.75	L43.61	
1180	12+89.82	L42.55	
1181	12+89.82	L34.22	
1182	12+81.57	L34.18	

LINE "C"

Starting Station: 2+02.79
Centerline Polyline Starting Point: N: 88999.443 E: 4336.352

Pt#	Station	Offset	Description
1121	14+89.17	L40.00	
1122	14+34.28	L40.00	
1123	14+34.39	L59.81	
1124	14+89.25	L59.56	
1125	15+39.80	L102.12	
1126	15+41.82	L40.00	
1180	4+98.55	L48.33	
1181	4+98.51	L40.00	
1182	4+90.25	L40.00	

PARCEL – 6A TEMP. R/W FOR DRIVE CONSTR.

“ENTRY ONLY”

PntNo	Bearing	Distance	Northing	Easting	Description
1125		90200.32	3875.94		
	S 88°49'04" E	62.15			
1126		90199.04	3938.08		
	Radius: 3779.72	Chord: 52.09	Degree: 1°30'57"	Dir: Right	
	Length: 52.10	Delta: 0°47'23"	Tangent: 26.05		
	Chord BRG: S 03°23'20" W	Rad-In: N 87°00'21" W	Rad-Out: N 86°12'58" W		
	Radius PntNo: PP N: 90396.47	E: 163.52			
1121		90147.04	3935.00		

“TEMP. R/W”

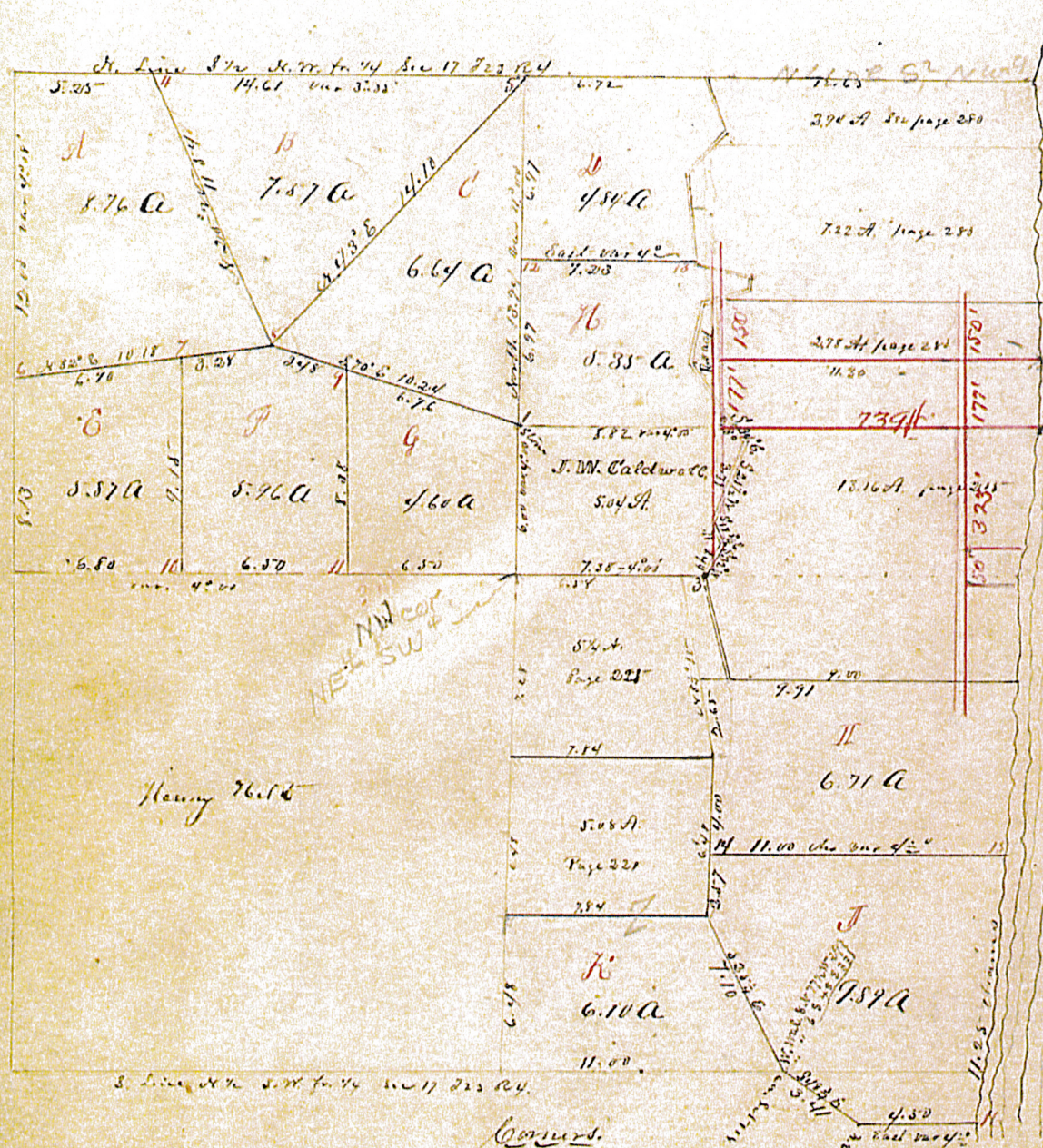
PntNo	Bearing	Distance	Northing	Easting	Description
1121		90147.04	3935.00		
	Radius: 3779.72	Chord: 54.32	Degree: 1°30'57"	Dir: Right	
	Length: 54.32	Delta: 0°49'24"	Tangent: 27.16		
	Chord BRG: S 04°11'44" W	Rad-In: N 86°12'58" W	Rad-Out: N 85°23'34" W		
	Radius PntNo: PP N: 90396.47	E: 163.52			
1122		90092.86	3931.03		
	N 85°05'18" W	19.81			
1123		90094.56	3911.29		
	N 04°27'41" E	54.01			
1124		90148.40	3915.49		
	S 85°59'19" E	19.56			
1121		90147.04	3935.00		
	Closure Error Distance	> 0.0000			
	Total Distance Inversed	> 147.70			
	Area: 1069.7 Sq. Feet,	0.025 Acres			

PARCEL – 6A TEMP. R/W FOR GRADING

PntNo	Bearing	Distance	Northing	Easting	Description
1182		89177.30	4107.01		
	N 89°21'53" W	11.76			
1180		89177.43	4095.25		
	N 46°02'25" E	8.33			
1181		89183.21	4101.24		
	S 44°17'03" E	8.26			
1182		89177.30	4107.01		
	Closure Error Distance	> 0.0000			
	Total Distance Inversed	> 28.34			
	Area: 34.377 Sq. Feet,	0.001 Acres			

Plat of Survey in the Site of the N.W. fractional 1/4 of Sec. Seventeen (17) Town
 Twenty-three (23) North Range Four (4) West, of 5.04 Acres Conveyed by the Heirs
 of Eliza Manning to J.W. Caldwell - Also showing Connections in plat of S.W.
 heretofore surveyed in the same vicinity. Caldwell's Lot, beginning at the S.W. Co.
 is bounded as follows - North 6.00 chs. East 8.82 chs. to Battle Ground Road thence with Road
 S 34° E. 8.80 chs. - S 21° W. 3.71 chs. S 18° E. 7.71 ch. S 32° W. 14.44 chs. West 7.88 chs to beginning point (see p. 9)
 Jno. Mitchell & J.W. Caldwell Commenced July 20th 1865

P.B. Weston & S.



Mar 26-1922
 Land out tract in
 red at request of
 W.W.C. Brown.
 E.C. Martin

Conveys.

- 1 Sugar 30 N 25 E 12 Bl. Oak 15 S 65 W 31
- 2 Bl. Oak 12 N 74 E 18 1/2 Do. 10 S 76 W 38 1/2
- 3 Sugar 18 S 32 E 78 1/2 Bl. Oak 10 N 64 W 34 1/2
- 4 Poplar 8 N 62 W 8
- 5 Hickory 6 N 40 W 5
- 6 Sugar 12 Corner Section Edge
- 7 Sugar 34 S 75 E 11 Poplar 10 S 95 W 5
- 8 Hickory 12 N 45 W 14
- 9 Hickory 12 S 5 E 15
- 10 W. Oak 30 N 75 E 62
- 11 Bl. Oak 10 S 63 E 16
- 12 Hickory 8 S 73 W 12
- 13 W. Oak 7 N 27 E 27
- 14 B. Walnut 10 N 22 W 2 1/2
- 15 Maple 18 S 8 E 10
- 16 Walnut 10 N 38 E 10

Note

The S.W. lettered in the above plat were surveyed & corners located at the instance of Peckham & Smith Agents for the Claimants - var. of 1/2 sec and corresponding more nearly to the lands line & previous surveys.

The Road line on the East of S.W. 1/4. Beginning at the S.E. corner of Lot 11 is as follows - (see p. 4) N 42 E 17 1/2 ch. N 42 E 33° N 74 E 30.24 N 17 E 18 - 87 1/2 W 2.28 N 15 W 10 to S.E. corner Lot 12 thence N 14 W 3.34 N 42 E 2.23 N 31 W 3.23 to S.W. corner Lot 16

Dec. 17 1865 P.B. Weston & S.

CITY W. INDIANA
Auditor's Office of TIPPECANOE County

H'way Dept. Copy (White)
Grantor Copy (Pink)
County Copy (Blue)
Proj. No. 772

RIGHT OF WAY GRANT

Section.....

Str. No.....

This indenture witnesseth that the undersigned, as grantors and sole owners of land in
County, Indiana, more definitely described below, through, over and upon which will pass a public highway which it is pro-
posed by the County of..... to improve, hereby grant, bargain, warrant and convey to the County of.....
for Right of Way, lands as described below and located by surveys and shown on plans on file in the office of the County of.....
The description from said plans of said right of way hereby granted is as follows:

PLANS ON COUNTY ROAD NO. HHRD PROJECT NO. 772 SEC..... STR. NO.....

PLANS DATED 11-19-56

SEC. 17, T. 23 N, R. 4 W SQ. FT. ACRES, MORE OR LESS, ACQUIRED

Descriptions are of parcels of land lying between the plan centerline and the plan right of way line on the above design-
ated project.

Measured distances along plan centerline are indicated by Station Number and plus.

Widths of parcels are indicated in feet, measured at a right angle from plan centerline at designated Station Number
and plus; however, when Station Number and plus is followed by the letters P.L.; F.L.; F.D.; L.L. or C/L.S. (indicating
property line, Fence Line, Field Division, Lot Line and Centerline of Stream respectively) or other identifying notations, it
shall mean that the boundary line follows said identified line from plan centerline to plan right of way line.

FROM STATION to STATION	LEFT SIDE OF CENTERLINE	RIGHT SIDE OF CENTERLINE
ON CENTERLINE (C/L) <u>C</u>		
<u>14 + 12</u> to <u>18 + 21.2</u>	<u>40</u> feet	feet
<u>18 + 21.2</u> to <u>20 + 50</u>	<u>40 to 100</u> feet	feet
<u>20 + 50</u> to <u>22 + 50.5</u>	<u>100</u> feet	feet
to	feet	feet
to	feet	feet
to	feet	feet
to	feet	feet
to	feet	feet
to	feet	feet
to	feet	feet
to	feet	feet
to	feet	feet
to	feet	feet

The above and foregoing grant is made in consideration of payment of the sum of one
Dollars (\$ 1.00), which sum shall be paid to the order of

(Give address of Payee)

It is further understood and agreed that this conveyance transfers only the right to make, construct and maintain such
highway on said lands and to use any material lying within the above described limits suitable for use in constructing and
maintaining said highway and does not convey any rights to any minerals or other substances underneath the surface, except
as it may be used for the construction or maintenance of such improved highways.

No timber shall be cut or removed from said granted right of way except that which from time to time is designated by
County, through its authorized representatives. Wherever the County of..... shall design-
nate any timber to be removed from said right of way, the grantors shall promptly remove the same from said right of way
and failing to do so for five days after being notified the County of..... or its contractor may remove such timber
from the right of way onto the adjoining lands of the grantors, or successor or if he or they object, may sell or destroy such timber.

The undersigned
being duly sworn, says that he, she (is) or they (are) the sole owner(s) of the above described property, and said grantors
further represent that there are no encumbrances, leases, liens or options of any kind or character on said lands as conveyed,
except as shown below, and that they make this representation for the purpose of inducing the County of.....
to pay them the amount herein stipulated.

It is understood and agreed that all provisions of this grant are stated above and that no verbal agreements or promises are
binding.

Fred L. Willis, Mayor, City of W. Lafayette, Ind. (Grantor) (Grantor)
A.D. Smith, City Eng. (Grantor) (Grantor)
Charles Kemmer, City Atty. (Grantor) (Grantor)

Attest: Dated: June 7, 1957

The above grant is hereby accepted.

Frank L. Hall Auditor
W. L. Smith, Pres.
Charles E. Grew
Board of County Commissioners of
County, Indiana

BK P9
257 337

State of Indiana, County of Tippecanoe ss:
Personally appeared before me Fred L. Wallis & Bond of Public Works
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the
facts therein are true, this 14th day of June, 1957
Witness my hand and official seal.
My Commission expires 1-1-60
James H. Hartsfield
Notary Public.

State of Indiana, County of Tippecanoe ss:
Personally appeared before me
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the
facts therein are true, this 14th day of June, 1957
Witness my hand and official seal.
My Commission expires
James H. Hartsfield
Notary Public.

State of Indiana, County of Tippecanoe ss:
Personally appeared before me
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the
facts therein are true, this 14th day of June, 1957
Witness my hand and official seal.
My Commission expires
James H. Hartsfield
Notary Public.

State of Indiana, County of Tippecanoe ss:
Personally appeared before me
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the
facts therein are true, this 14th day of June, 1957
Witness my hand and official seal.
My Commission expires
James H. Hartsfield
Notary Public.

State of Indiana, County of Tippecanoe ss:
Personally appeared before me
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the
facts therein are true, this 14th day of June, 1957
Witness my hand and official seal.
My Commission expires
James H. Hartsfield
Notary Public.

The undersigned owner of a mortgage and/or lien on the land of which the right of way described
in the attached grant is conveyed, hereby releases from said mortgage and/or lien said granted right of
way, and do hereby consent to the payment of the consideration therefor as directed in said grant, this
day of June, 1957
James H. Hartsfield (Seal)
James H. Hartsfield (Seal)
James H. Hartsfield (Seal)
State of Indiana } ss:
County of Tippecanoe }
Personally appeared before me
above named and duly acknowledged the execution of the above
release the 14th day of June, 1957
Witness my hand and official seal.
My Commission expires
James H. Hartsfield
Notary Public.

